

6357/25

I-06175/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 410904

31/4/25
26/903024/25

certified that the document is duly
registered. The signature shown on
the accompanying documents attached with it
corresponds to the signature of the document.

[Signature]

District Sub-Registrar - 15
Alipore, South 24-parganas

03 APR 2025

DEVELOPMENT
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We (1) SMT. LISI DAS MAJUMDAR, (PAN : AHGPD0547G), wife of Sri Ajay Krishna Das Majumder, by nationality - Indian, by faith - Hindu, having residence at Gadiapara Road, Post Office : Kodalia, Police Station : Sonarpur, District : South 24 -

contd . . p/2

14137

11 SEP 2024

No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

SUBIT MAJUMDAR
Advocate
High Court, Calcutta
Kolkata-700001



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 3 APR 2025

Sourav Chakraborty.

80 - Surav's Chakraborty

High Court, Calcutta.

Kolkata - 700001.

Parganas, PIN : 700146, State of West Bengal and **(2) SMT. MUN MUN DAS MAJUMDER, (PAN : AMQPM4893F)**, daughter of Sri Ajay Krishna Majumder, by nationality - Indian, by faith - Hindu, having residence at 4 SIGHT IMPRESSION, FL-5B, South Middle Fartabad, Post Office : Garia, Police Station : Narendrapur, District : South 24-Parganas, PIN : 700084, State of West Bengal, referred to herein as **PRINCIPAL** do hereby appoint and nominate **MESSRS 'HIVE INFRACON LLP'**, having its office at 29/1,Block-C, Bangur Avenue, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata PIN : 700055, District : North 24 Parganas, represented by its partner **SRI SONU ROHRA, (PAN : AIRPR2484C)**, son of Harish Kumar Rohra, residing at 73, Block-C, Bangur Avenue, Post Office– Bangur Avenue, Police Station–Lake Town, Kolkata-700055, to do the following acts deeds and things ;

A. We are the joint owners of **ALL THAT** landed property measuring about **12** Cottah **05** Chittack **38** square feet be the same or a little more or less, lying and situate in Mouza – Sabuddipur, J.L. No. 32, R.S. No. 70, Touzi no. 268, out of which a Bastu land measuring about 09 Cottah 0 Chittack 19 square feet, comprising of R.S. & L.R. Dag No. 26, R.S. Khatian No. 572 and another Bagan land measuring about 03 Cottah 05 Chittacks 19 square feet, comprising of R.S. & L.R. Dag No. 27, R.S. Khatian No. 63, both the dags nos. 26 and 27 comprising in L.R. Khatian Nos. 4683, 5142 and 4686, Police Station–Sonarpur, within the jurisdiction of the Baruipur Municipality, ward no. 12, Municipal Holding no. 27/A and 27/B, Kulpi Road, as street name, Kolkata -700144, District – South 24-Parganas, State of West Bengal.

B. We, to develop the landed property as aforesaid, entered on **3th** day of April, **2025** into a development agreement with the said **MESSRS 'HIVE INFRACON LLP'** for the terms inter alia (i) the said developer will construct residential buildings on the said property (ii) the said developer will construct the building at it's own cost (iii) the said developer will provide us the **50%** of the total FAR as per sanction building plan will be issued by the K.M.C. in respect of the said proposed buildings in the said premises lying and situate on the said property which includes undivided proportionate

Mun Mun Das Majumder

share and rights on the common areas and facilities attached thereto along with undivided proportionate share and interest in the land underneath (hereinafter be referred to as the SAID OWNERS' ALLOCATION) (iv) that save and except the ALL THAT owners' allocation of the building all the rest area of the building i.e; **50%** of the total FAR as per sanction building plan will be issued by the K.M.C. which includes undivided proportionate share and rights on the common areas and facilities attached thereto (hereinafter be referred to as the SAID DEVELOPER'S ALLOCATION). The agreement for development as aforesaid was registered on 3th day of **April, 2025** in the office of the District Sub-Registrar-III, Alipore, South 24-Parganas and recorded in Book No. **I, Being No. 6169** for the year **2025**.

C. We, do appoint and nominate **MESSRS ' HIVE INFRACON LLP '**, having its office at 29/1,Block-C, Bangur Avenue, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata PIN : 700055, District : North 24 parganas, represented by its partner **SRI SONU ROHRA, (PAN : AIRPR2484C)**, son of Harish Kumar Rohra, residing at 73, Block-C, Bangur Avenue, Post Office–Bangur Avenue, Police Station–Lake Town, Kolkata-700055 as our true and lawful attorney, for me, in our name and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the said property :-

- i. To represent before any court of law.
- ii. To develop the said premises by constructing building thereon.
- iii. To represent to the Baruipur Municipality and/or any competent authority.
- iv. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Baruipur Municipality and/or any competent authority.
- v. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.

Manu Kumar Das Hazarika

- vi. To obtain clearances from all government departments and authorities including Fire Brigade, the Rajpur Sonarpur Municipality, BLRO, Police and the Authorities of Urban Land ceiling and Department and all other competent authorities as may be necessary.
- vii. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- viii. To appear before any officer of the Baruipur Municipality and/or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- ix. To engage and appoint any advocate or counsel wherever required.
- x. To represent us to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xi. To settle any dispute arising in respect of the said property.
- xii. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which in his absolute discretion, think proper and/or to cancel and/or repudiate the same in respect of Developer's Allocation only.
- xiii. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money in respect of Developer's Allocation only.

xiv. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee in respect of Developer's Allocation only.

xv. To sign and execute all other deeds, deed of sale, deed of gift, deed of partition any other instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof.

xvi. To present any such conveyance or conveyances, deed of sale, deed of gift, deed of partition in respect of the said of the building along with undivided proportionate share of land, attributable thereto in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which my said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

And we hereby agree to ratify and confirm all and whatever other act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said developer's allocation and/or part thereof under and by virtue of this deed.

SCHEDULE AS REFERRED TO HEREINABOVE

(Description of the PROPERTY)

ALL THAT landed property measuring about **12** Cottah **05** Chittack **38** square feet be the same or a little more or less, lying and situate in Mouza - Sabuddipur, J.L. No. 32, R.S. No. 70, Touzi no. 268, out of which a Bastu

land measuring about 09 Cottah 0 Chittack 19 square feet, comprising of R.S. & L.R. Dag No. 26, R.S. Khatian No. 572 and another Bagan land measuring about 03 Cottah 05 Chittacks 19 square feet, comprising of R.S. & L.R. Dag No. 27, R.S. Khatian No. 63, both the dags nos. 26 and 27 comprising in L.R. Khatian Nos. 4683, 5142 and 4686, Police Station-Sonarpur, within the jurisdiction of the Baruipur Municipality, ward no. 12, Municipal Holding no. 27/A and 27/B, Kulpi Road, as street name, Kolkata - 700144, District - South 24-Parganas, State of West Bengal, together with all easements and other rights appertaining thereto and thereupon, butted and bounded in the following manner :

ON THE NORTH : by Property under Lot - B

ON THE SOUTH : by Landed property under R.S. Dag No. 25

ON THE EAST : by Landed property under R.S. Dag No. 24

ON THE WEST : by 34 feet wide Kulpi Road

IN WITNESSES WHEREOF WE the executor have hereunto put our

Yun Yun Dar Hazudh.

respective hands on these presents on this the 3rd day of April, 2025.

WITNESSES:

1.

Ajay Kumar Patra
4. South Middle Park Road.
KOLKATA 700084.

1. Lisi Das Majumdar

2. Mun Mun Das Majumdar

(EXECUTRIX)

2. Souzav Chakraborty
High Court, Calcutta
Kolkata - 700001.

I admit, accept, acknowledge and confirm

For **MESSRS HIVE INFRACON LLP**

Sonu Patra

Partner

(ATTORNEY)

Drafted by me and prepared in my office

Subit Majumdar
(SUBIT MAJUMDAR)

Advocate

High Court, Calcutta

Kolkata - 700 001

Enrolment No. WB/242/2004



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....LISI DAS MAJUMDAR

Signature.....Lisi Das Majumdar



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....MUN MUN DAS MAJUMDAR

Signature.....Mun Mun Das Majumdar



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....SONU ROHRA

Signature.....Sonu Rohra



		Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name.....

Signature.....

Major Information of the Deed

Deed No :	I-1603-06175/2025	Date of Registration	03/04/2025
Query No / Year	1603-8000903024/2025	Office where deed is registered	
Query Date	03/04/2025 10:51:31 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBIT MAJUMDER Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8389040143, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 1,65,77,201/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306169/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: Kulpi Road, Road Zone : (Ward no-8 -- Ward no-8) , Mouza: Subuddhipur, , Ward No: 012, Holding No:27 Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-26	RS-4683	Bastu	Bastu	9 Katha 19 Sq Ft		1,21,01,003/-	Width of Approach Road: 34 Ft., , Project Name :
L2	RS-27	RS-5142	Bastu	Bagan	3 Katha 5 Chatak 19 Sq Ft		44,76,198/-	Width of Approach Road: 34 Ft., , Project Name :
		TOTAL :			20.4027Dec	0 /-	165,77,201 /-	
	Grand Total :				20.4027Dec	0 /-	165,77,201 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs LISI DASMAJUMDAR Wife of Mr Ajay Krishna Das Majumder Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office	 03/04/2025	 Captured LTI 03/04/2025	 03/04/2025

Gadiapara Road, City:- Kolkata, P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AHxxxxxx7G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office				
2	Name Mrs MUN MUN DAS MAJUMDER Daughter of Mr Ajay Krishna Majumder Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office	Photo  03/04/2025	Finger Print  LTI 03/04/2025	Signature  03/04/2025
4 SIGHT IMPRESSION, FL-5B, South Middle Fartabad,, City:- Kolkata, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AHxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HIVE INFRACON LLP 29/1,Block-C, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: Alxxxxxx4C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature				
1	<table border="1"> <tr> <td> Name Mr SONU ROHRA (Presentant) Son of Mr Harish Kumar Rohra Date of Execution - 03/04/2025, , Admitted by: Self, Date of Admission: 03/04/2025, Place of Admission of Execution: Office </td> <td> Photo  Apr 3 2025 11:17AM </td> <td> Finger Print  LTI 03/04/2025 </td> <td> Signature  03/04/2025 </td> </tr> </table> 73, Block-C, Bangur Avenue,, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx4c,Aadhaar No Not Provided Status : Representative, Representative of : HIVE INFRACON LLP (as Partner)	Name Mr SONU ROHRA (Presentant) Son of Mr Harish Kumar Rohra Date of Execution - 03/04/2025, , Admitted by: Self, Date of Admission: 03/04/2025, Place of Admission of Execution: Office	Photo  Apr 3 2025 11:17AM	Finger Print  LTI 03/04/2025	Signature  03/04/2025
Name Mr SONU ROHRA (Presentant) Son of Mr Harish Kumar Rohra Date of Execution - 03/04/2025, , Admitted by: Self, Date of Admission: 03/04/2025, Place of Admission of Execution: Office	Photo  Apr 3 2025 11:17AM	Finger Print  LTI 03/04/2025	Signature  03/04/2025		

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV CHAKRABORTY Son of Mr S CHAKRABORTY HIGH COURT, CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	03/04/2025	03/04/2025	03/04/2025
Identifier Of Mrs LISI DASMAJUMDAR, Mrs MUN MUN DAS MAJUMDER, Mr SONU ROHRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs LISI DASMAJUMDAR	HIVE INFRACON LLP-7.44677 Dec
2	Mrs MUN MUN DAS MAJUMDER	HIVE INFRACON LLP-7.44677 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs LISI DASMAJUMDAR	HIVE INFRACON LLP-2.75458 Dec
2	Mrs MUN MUN DAS MAJUMDER	HIVE INFRACON LLP-2.75458 Dec

Endorsement For Deed Number : I - 160306175 / 2025

On 03-04-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 10:57 hrs on 03-04-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SONU ROHRA ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,65,77,201/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 03/04/2025 by 1. Mrs LISI DASMAJUMDAR, Wife of Mr Ajay Krishna Das Majumder, Gadiapara Road, P.O: Kodalia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 2. Mrs MUN MUN DAS MAJUMDER, Daughter of Mr Ajay Krishna Majumder, 4 SIGHT IMPRESSION, FL-5B, South Middle Fartabad,, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr SOURAV CHAKRABORTY, , , Son of Mr S CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 03-04-2025 by Mr SONU ROHRA, Partner, HIVE INFRACON LLP, 29/1,Block-C, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr SOURAV CHAKRABORTY, , , Son of Mr S CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 14137, Amount: Rs.100.00/-, Date of Purchase: 11/09/2024, Vendor name: S DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2025, Page from 157715 to 157728
being No 160306175 for the year 2025.**



Debasish Dhar

Digitally signed by Debasish Dhar
Date: 2025.04.04 15:54:11 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 04/04/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**